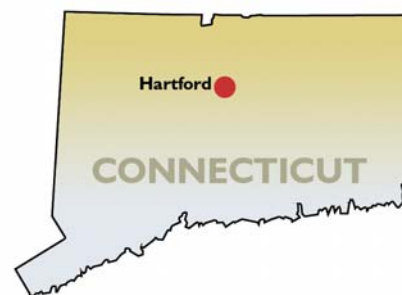


Connecticut Department of Economic and Community Development METRO CENTER SHOPPING CENTER Revolving Loan Fund Grant

A Decade-Long Dream Becomes Reality in Hartford

ADDRESS:	1888-1954 Main Street, Hartford, CT, 06109
PROPERTY SIZE:	4.2 acres
BUILDING SIZE:	40,000 square feet
FORMER USES:	Gas station, auto repair, residential and commercial structures, dye works, state arsenal
CURRENT USES:	Retail shopping center
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The Connecticut Department of Economic and Community Development provided a \$160,000 brownfields loan to Public Housing Residents Going Places, Inc. for cleanup activities.	Hartford Economic Development Commission, U.S. Department of Housing and Urban Development, Connecticut Economic Development Fund, Connecticut Development Authority, People's Bank, City of Hartford, Hartford Housing Authority



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:
Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
Envromapper - www.epa.gov/enviro/bf

PROJECT BACKGROUND:

The property is located in the Clay Arsenal neighborhood, one of the most distressed and impoverished areas in the City of Hartford, with a poverty rate greater than 50 percent. More than half of all local households do not possess a car and one in 10 homes do not have a telephone. The neighborhood began to decline in the 1960s with escalating poverty and joblessness. The neighborhood has been without a supermarket for years forcing residents to ride the bus across the city to shop for fresh produce and basic groceries. The property's history dates as far back as the 1800s when it was occupied by a state arsenal. It became the site of a dye works facility in the 1920s and a gas station from approximately 1929 to 1973. Other past uses include residential structures, commercial and retail businesses, and an auto repair facility. The property remained vacant for more than 30 years until the city transferred ownership to Public Housing Residents Going Places, Inc., a non-profit organization, in September 2003. Site investigations revealed underground petroleum storage tanks and petroleum-contaminated soil at the property.



The completed Metro Center Shopping Center.

KEY ACCOMPLISHMENTS:

- Eight underground petroleum storage tanks were excavated and approximately 500 cubic yards of petroleum-contaminated soil were removed.
- Approximately 50 jobs and more than \$6.2 million in public and private funding leveraged for construction and redevelopment.
- The project was a finalist in the Inner City/Urban category for the 2005 Team Connecticut "EDDY" award, which recognizes excellence in advancing economic development and positively impacting Connecticut's economy.

OUTCOME:

The grand opening event for the new 40,000-square-foot Metro Center Shopping Center, hosted by Mayor Eddie Perez, took place on January 13, 2006. The shopping center is home to seven retail tenants including: a Save-A-Lot grocery store, a Family Dollar store, a laundromat, a hair salon, a Chinese restaurant, a Cingular Wireless store, and a clothing and shoe store. The income from the rent paid by the retail tenants will be used for maintenance and payment of the debt service with the proceeds flowing back to Public Residents Going Places, Inc. for local programs. The new shopping center provides neighborhood residents with convenient shopping as well as much-needed employment opportunities. After 10 years of planning by multiple partners and overcoming financial barriers, this project now serves as a model for future revitalization of other Hartford neighborhoods and demonstrates the effectiveness of community involvement in brownfields cleanup and redevelopment.